

PENRITH CITY COUNCIL

NOTICE OF DETERMINATION

DESCRIPTION OF DEVELOPMENT

Application number:	DA14/0579
Description of development:	Business Identification Signage x 3 Signs
Classification of development:	Class 10b

DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 1 DP 610862
Property address:	Pyramid Street, EMU PLAINS NSW 2750

DETAILS OF THE APPLICANT

Name & Address:	Diadem Level 1 274 Victoria Street DARLINGHURST NSW 2010
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DECISION OF CONSENT AUTHORITY

In accordance with Section 81(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in attachment 1.

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

Date from which consent operates	15 July 2014
Date the consent expires	15 July 2016
Date of this decision	7 July 2014

POINT OF CONTACT

If you have any questions regarding this determination you should contact:

Assessing Officer:	Mathew Rawson
Contact telephone number:	(02) 4732 7522

NOTES

Reasons

The conditions in the attached schedule have been imposed in accordance with Section 80A of the Environmental Planning and Assessment Act 1979 as amended.

Conditions

Your attention is drawn to the attached conditions of consent in attachment 1.

Certification and advisory notes

You should also check if this type of development requires a construction certificate in addition to this development consent

It is recommended that you read any Advisory Note enclosed with this notice of determination.

Review of determination

The applicant may request Council to review its determination pursuant to Section 82A of the Environmental Planning and Assessment Act 1979 within 6 months of receiving this Notice of Determination.

You cannot make this request if the development is Designated Development, Integrated Development or State Significant development or if the application was decided by a Joint Regional Planning Panel.

Appeals in the Land and Environment Court

The applicant can appeal against this decision in the Land and Environment Court within six (6) months of receiving this Notice of Determination.

You cannot appeal if a Commission of Inquiry was held for the subject development application, or if the development is a State Significant Development.

An appeal to the Land and Environment Court is made by lodging an application to the Court in accordance with the Rules of the Court.

Designated development

If the application was for designated development and a written objection was made in respect to the application, the objector can appeal against this decision to the Land and Environment Court within 28 days after the date of this notice. The objector cannot appeal if a Commission of Inquiry was held.

If the applicant appeals against this decision, objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 28 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

Joint Regional Planning Panels

If the application was decided by a Joint Regional Planning Panel, please refer to Section 23H of the Environmental Planning and Assessment Act, 1979 (as amended) for any further regulations.

ATTACHMENT 1: CONDITIONS OF CONSENT

General

- 1 The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form, and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan Number	Revision	Drawing Title	Drawn	Date Plotted
Lennox Village-01	-	Lennox Village, NSW Sign Location Plan	Diadem	12.02.2014
PS_3D_01	b	Lennox Village, NSW Sign Type: Pylon Sign - Illuminated	Diadem	18.02.2014
PS_3D_03	d	New 3D Pylon Sign Elevations	Diadem	15.07.2013
PS-3D_04	d	New 3D Pylon Sign Sections	Diadem	20.08.2013
PS-3D_05	d	New 3D Pylon Sign Sections	Diadem	20.08.2013
EIS_3D_PL_01	-	Lennox Village, NSW Sign Type: Entry Identification Sign - Illuminated	Diadem	18.02.2014
EIS_3D_PL_02	-	Lennox Village, NSW Sign Type: Entry Identification Sign - Illuminated	Diadem	18.02.2014
EIS-3D-PL_02	e	New 3D Entrance ID Sign - Panel Elevations	Diadem	15.08.2013
EIS-3D-PL_03	e	New 3D Entrance ID Sign - Panel Sections	Diadem	05.08.2013
EIS-3D-PL_04	d	New 3D Entrance ID Sign - Panel Sections	Diadem	05.08.2013
FINISHES	c	Finishes	Diadem	27.05.2013

- 2 All works must be carried out in accordance with the requirements of the Building Code of Australia.
- 3 The finishes of all signage structures are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.
- 4 All signage to be illuminated during night times shall be switched off by 11.00pm daily. The signage shall not be fitted with flashing or moving lights at any time and illumination shall not distract passing motorists or impact on residential amenity.
- 5 The installation of the signage must be carried out strictly in accordance with the manufacturer's specifications. Any wiring or installation fixtures associated with the signage or internal illumination must be contained wholly within the body of the signage or must not be visible from the public domain.
- 6 Erection of the signage shall not unduly reduce or compromise the structural integrity of the existing buildings.

Demolition

- 7 All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures".

BCA Issues

8 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

Construction

9 The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

SIGNATURE

Name:	Mathew Rawson
Signature:	

For the Development Services Manager